

# TOP TRENDS IN EDUCATION FACILITY MANAGEMENT

and How They Can Affect Your Business



- **1. INTEGRATED FACILITIES MANAGEMENT**

“An integrated approach to facilities management means looking at how one aspect of work affects another. For example, understanding how an open floor plan affects space utilization is one thing; understanding how it impacts employee productivity is another. Looking at the workplace through various lenses spotlights how one variable affects another. As workplaces become more complex, integrated facilities management is more important than ever. Taking data and decision-making out of silos and approaching it holistically is more than a trend: it’s the new standard,” according to a [blog post by Space IQ](#).
- **2. MORE BUYER BARGAINING POWER**

Negotiated contracts are on the rise from Group Purchasing Organizations (GPOs) and co-ops. These groups are leveraging their volume to drive price concessions and supply chain efficiencies on supplies for schools ranging from food service items to maintenance and cleaning equipment. Benefits can include preferred pricing, a wider variety of suppliers and reporting and analytics.
- **3. INCREASED DEMAND FOR OUTSOURCING**

All vertical markets, including education, are evaluating outsourcing. When evaluating outsourcing, managers are looking to reduce their total costs while still achieving the desired results. Outsourcing can save on human resources responsibilities and other hidden costs, but a school must [weigh these against](#) the advantages of an in-house cleaning program.
- **4. MAXIMIZING CLEANING RESOURCES**

Understanding the costs associated with your cleaning program can help you get a better return on investment (ROI). One way to understand these costs is through a process called [Workloading](#). Workloading can tell you how much it should cost to clean a building. There are five steps to Workloading that will help you maximize your cleaning resources.

  1. Take inventory
  2. Determine the tasks
  3. Assign a frequency to each task
  4. Calculate labor hours
  5. Determine labor costs
- **5. INDUSTRY STANDARDS**

Defining best practices and establishing standard operating procedures is a way for a school district to determine sustainable and efficient methods of completing tasks. Industry standards can also serve as a department gap-analysis framework for evaluation and improvement. When outsourcing, potential contractors can also be pre-qualified based on their utilization of industry standards.
- **6. UPPER MANAGEMENT INTERVENTION**

With a focus on the bottom line and outcomes, upper management has become increasingly involved in facility management. By asking questions like “How many people does it take to clean this building?”, “Should we outsource?”, and utilizing business intelligence metrics, decisions makers look at the business solutions available to achieve results at the lowest possible cost.
- **7. HUMAN RESOURCES COMPLEXITY**

Employees are an essential part of any cleaning program. Whether you manage 10, 100, or 1,000 cleaning professionals, issues including insurance, worker safety, OSHA compliance, training, and Equal Employment Opportunity Commission (EEOC) compliance, and use of robotics must be considered.
- **8. SUSTAINABILITY**

Developing a [sustainability policy](#) is important for frontline worker, student and staff well-being, and social responsibility. It is also important when looking at alternative flooring materials, such as ceramic tile and plank vinyl tile. When choosing these alternative materials, it is important to do value engineering to obtain the overall cost of cleaning and maintaining these floors. Green cleaning equipment can also contribute to sustainability by protecting your facility, using environmentally preferable batteries, and reducing the need for cleaning chemicals.
- **9. INTERNET OF THINGS**

Many modern buildings are being outfitted with hubs that provide facility insights, such as when a room is occupied, when a towel dispenser is broken, or the number of people that have been in and out of a room. Cleaning machines can also be outfitted with asset management tools utilizing the Internet of Things (IoT). Tools like [IRIS® Asset Manager](#) can provide [data-driven insights](#) on usage, location, battery charging, and more.